

**CHARTER TOWNSHIP OF ORION ZONING BOARD OF APPEALS AGENDA**  
**MONDAY, JULY 8, 2024– 7:00 PM**  
**ORION TOWNSHIP MUNICIPAL COMPLEX BOARD ROOM**  
**2323 JOSLYN RD.**  
**LAKE ORION, MICHIGAN 48360**

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**1. OPEN MEETING**

**2. ROLL CALL**

**3. MINUTES**

A. 06-24-2024 ZBA Regular Minutes

**4. AGENDA REVIEW AND APPROVAL**

**5. ZBA BUSINESS**

**A. AB-2024-21, Ross Stineman, 224 Greenan Ln., 09-04-301-054**

The applicant is seeking 1 variance from Zoning Ordinance #78 – Zoned SF

Article XXVII, Section 27.03(C)(3)(b)(ii)

1. A 7-ft. rear yard setback variance from the required 20-ft. to construct a deck 13-ft. from the rear property line (south).

**B. AB-2024-22, Scott Prebay, 135 Laketon Ct., 09-03-452-048**

The applicant is seeking 3 variances from Zoning Ordinance #78 – Zoned R-3

Article VI, Section 6.04

1. An 18.2-ft. front yard setback variance from the required 30-ft. for a covered porch to be 11.8-ft. from the front property line (roadside).
2. A 16.28-ft. front yard setback variance from the required 30-ft. for a second-floor addition and attached garage to be 13.72-ft. from the front property line (roadside).
3. A 6.21-ft. side yard setback variance from the required 10-ft. for a second-floor addition and attached garage to be 4.79-ft. from the property line (north).

**C. AB-2024-23, Andrew Russo/BACA Systems, 101 Premier Dr., Sidwell #09-35-451-001**

The applicant is seeking to amend the variance expiration date of 8/22/2024 for the variances originally granted on 8/22/2022, to run with the land, for the following 2 variances:

Article XVIII, Section 18.03 (I)(1)(2)

1. A variance to allow a covered trash receptacle (dumpster) to be located in the side yard, rather than the required rear yard.
2. A variance to omit the required masonry brick type walls and the opaque lockable gate around the covered trash receptacle (dumpster).

And, the applicant is seeking to amend the expiration date of 8/22/2024 for variances originally granted on 8/22/2022 for the following variances to be extended until the applicant no longer occupies the property.

Article XXVII, Section 27.19 (B)(2)(3)(4)

3. A variance to allow accessory/outdoor storage to be located in the side yard, east, rather than the required rear yard.
4. A variance to omit the required 8-ft. chain link fencing and screening around the accessory/outdoor storage.

**6. PUBLIC COMMENTS**

**7. COMMUNICATIONS/EDUCATION**

**8. COMMITTEE REPORTS**

**9. MEMBER COMMENTS**

**10. ADJOURNMENT**

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**In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.**  
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